

CEO Summary: TR060027
BOS Hearing: 5/26/09

Board of Supervisors Hearing Date: May 26, 2009

Case Summary: Project No. TR060027-(2) – General Plan Amendment Case No. 2008-00006-(2), Zone Change Case No. 03-137-(2), Conditional Use Permit Case No. 03-137-(2); and Vesting Tentative Tract Map No. 060027

Project Applicant: Red Curb Investments, LLC

RPC Hearing Date: September 17, 2008

RPC Approval Date: September 17, 2008

Synopsis

The Los Angeles County Regional Planning Commission ("Commission") held a public hearing and took its final action on September 17, 2008, **approving the project, by a vote of 3-0 (2 absent)**. The proposal includes General Plan Amendment Case No. 2008-00006-(2), Zone Change Case No. 03-137-(2), Conditional Use Permit Case No. 03-137-(2) and Vesting Tentative Tract Map No. 060027. The project proposes to create a multi-family development of 21 attached condominium units in four buildings, each two stories in height, on 1.41 gross acres. Approximately 32 percent of the project site (or 0.37 acres) is proposed as open space and recreational area, to include a play area, planters, landscaping and patios. There are seven existing detached single-family residences on the project site proposed to be demolished. A Negative Declaration was prepared for the project inasmuch as potential impacts will have less than significant/no effect on the environment.

The project is located at 1022 W. 223rd Street in the Carson Zoned District and unincorporated community of West Carson, within the Second Supervisorial District.

Project Support/Opposition

During the September 17, 2008 public hearing, the Commission heard a presentation from staff and testimony from the applicant's representative. No other testimony was heard. Three persons (including the owner and project architect) attended the public hearing in support of the proposed development, but did not testify.

Commission Decision

During the September 17, 2008 public hearing, the Commission discussed the proposed development. The Commission had concerns regarding three specific areas of the project:

- Regarding the prevention of graffiti, the Commission stated that the front yard wall shall be screened with vines and other vegetation to deter graffiti along the front/entrance of the development. For graffiti removal throughout the project site, the

Commission stated that all extraneous markings shall be removed by 6:00 am the next day. The applicant's agent responded that the walls will be HOA-maintained and that the Commission's desire to have the exterior front yard walls covered with vegetation is acceptable as a condition of approval.

- The Commission discussed the need to maintain the security of the residents of the new development. Specifically, the Commission considered a two-foot wrought iron fence to be placed on top of the six-foot perimeter wall adjacent to the development's interior private driveway, for a total height of eight feet. The Commission stated that the additional two feet would prevent pedestrians from "jumping the wall" to access the development via the interior private driveway. In order to avoid imposing potentially unnecessary security measures, the Commission then discussed the alternative of not requiring the wall height extension unless necessary after the project has been constructed. County Counsel clarified that this alternative option would be "easier to approve" with the current proposal, so that a wall of "up to eight feet" would be allowed, but not required. The Commission affirmed its choice of the alternative option.
- Lastly, the Commission discussed the issue of privacy between the proposed development and existing residential units adjacent to the project site. In its presentation, staff mentioned the issue of privacy and recommended that the second-story windows of Unit Nos. 16 and 21 as depicted on the Exhibit "A" be screened or obscured for privacy. The Commission agreed, but also added Unit No. 11 and stated that for the three units, all windows shall be "above the sight line" and be "frosted" or otherwise obscured for privacy.

On September 17, 2008, the Commission took its final action, adopted the Negative Declaration, and approved the project.

Contact Person: Mr. Jodie Sackett (213) 974-6433

5/20/09